

Quick Possession



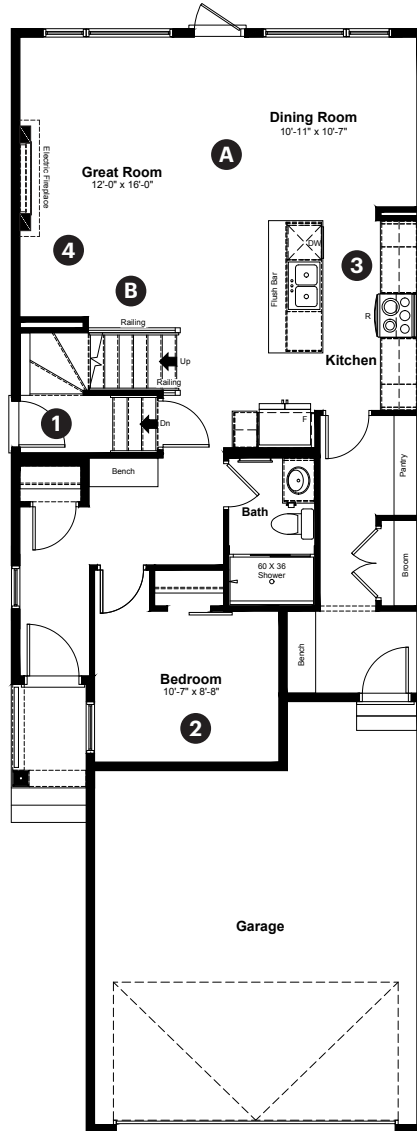
194 Annette Landing
Calgary, AB

2,365 sq ft
4 bedrooms
3 bathrooms

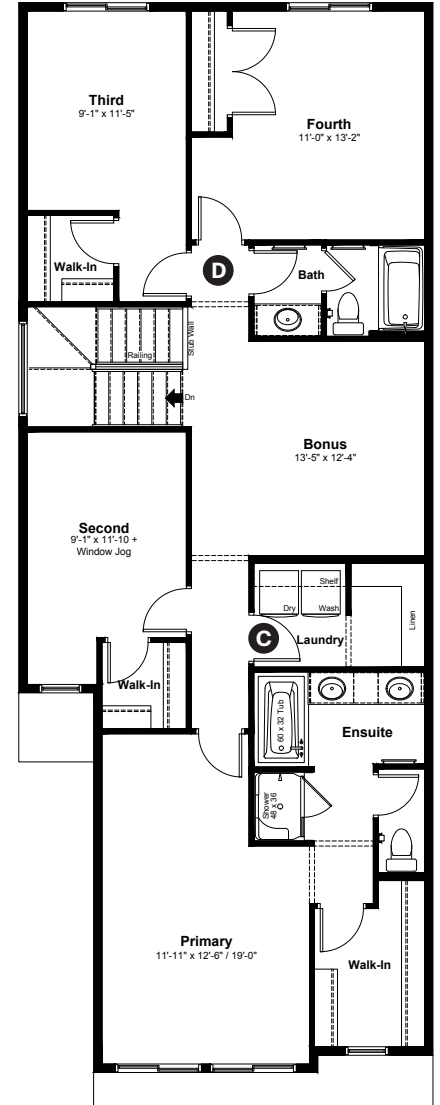
Modern Farmhouse
Elevation

Front Drive 114

Main Floor: 979 sq ft



Upper Floor: 1,386 sq ft



Quick Possession Home Options

- 1 Side entrance
- 2 Main floor bedroom and full bathroom
- 3 Level 2 kitchen cabinet layout
- 4 Electric fireplace

Quick Possession Home Highlights

- A 9' high main floor ceilings
- B Main floor railing
- C Spacious laundry room with storage
- D Four bedrooms upstairs

Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. The builder reserves the right to make change and modifications to the information contained herein. E.&O.E.



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Elevation



Features

Anthem Construction Standards

- Low maintenance architectural asphalt shingles
- Anthem maximizes window coverage on every home to provide your home with natural light. Windows are also triple plane low-E argon filled windows above grade
- Includes a 50-gallon gas water tank and 96% high-efficient gas furnace with dual-stage with variable speeds. It also has an integrated HRV system with dedicated pick-up locations in each bathroom with timers for easy use
- Decora type switches in the kitchen
- R-50 blown insulation in all attic spaces
- Rough-in waterline to fridge

The Interior

- Ceilings are finished with a knockdown texture
- Luxury vinyl plank flooring on main floor
- Luxury vinyl tile flooring in upper bathrooms and laundry
- Carpet on finished stairs and upstairs with an 8lb underlay

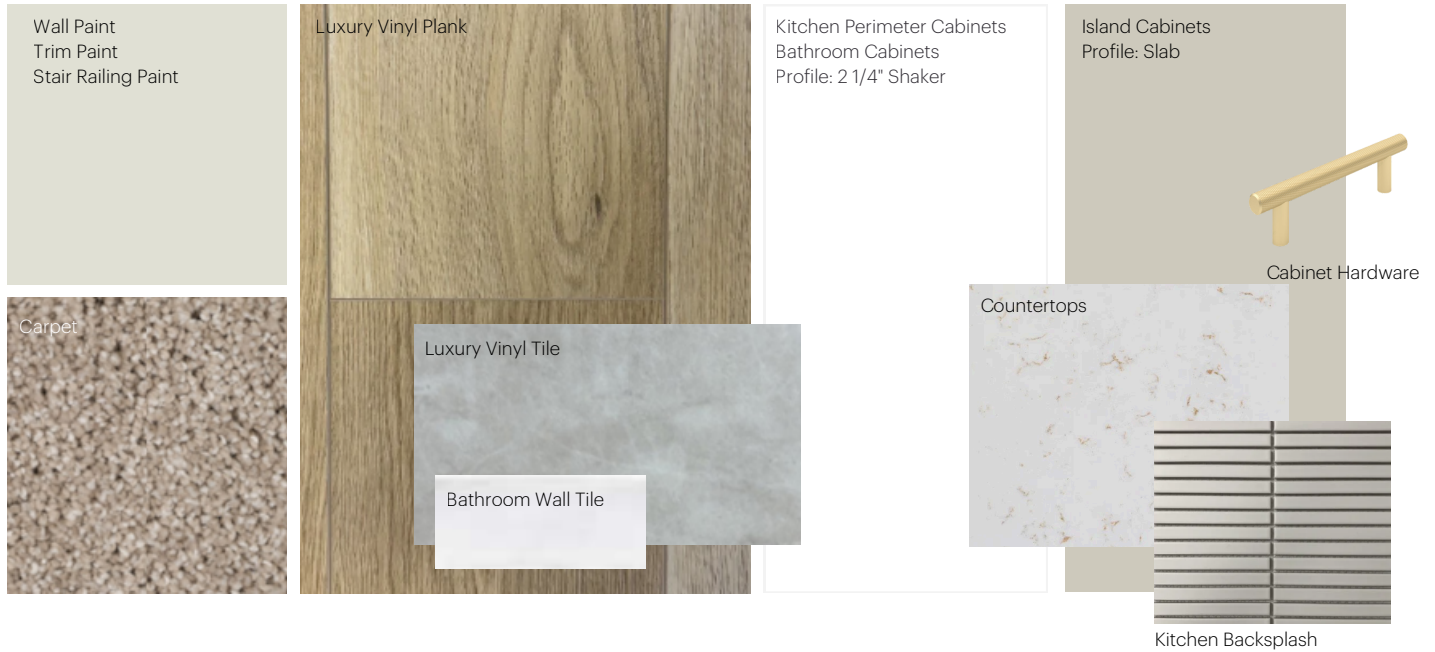
- Secondary cabinet color
- 3 CM quartz countertops in kitchen and bathrooms
- Upgraded undermount silgranit kitchen sink
- Undermount bathroom sinks
- Upgraded kitchen backsplash
- Full height tiled walls in ensuite shower
- Upgraded kitchen island brackets
- Upgraded kitchen faucet
- Stainless steel appliance package including a chimney hoodfan and built in microwave
- Iron railing on main floor stairwell
- Barn door added to main floor bedroom closet
- 9' high basement foundation
- Additional windows added to side elevation and basement
- Gas line added for BBQ and kitchen range
- Rough-in's added for future basement suite development
- Rear windows and exterior door on main floor adjusted for future basement suite layout
- Permanent soffit lighting

Anthem Home Palette Selections

Model: Front Drive 114

Address: 194 Annette Landing, Calgary AB

Cabinets, Flooring and Countertops



Plumbing



Finishing



Anthem Home Palette Selections

Model: Front Drive 114

Address: 194 Annette Landing, Calgary AB

Lighting



Dining Room



Island Pendant



Stairwell



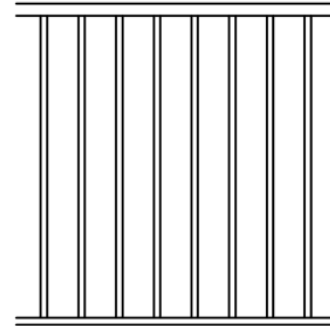
Bathrooms

*Number of lights determined by size of vanity

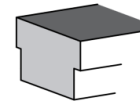


Bedrooms

Railing



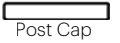
Spindle Pattern



Handrail



Iron Color



Post Cap



Post

* Handrail, post and cap painted to match the trim color

Appliances



Fridge



Chimney Hoodfan



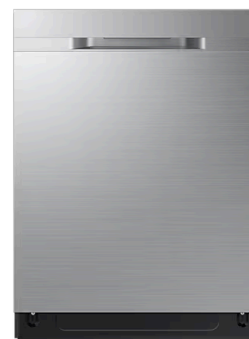
Electric Range



Washer



Dryer



Dishwasher



Microwave

